



Temple Bnai Israel

Investing in our Sustainable Future:



A Synergistic Capital Improvement Plan



The Challenge:

Aging Infrastructure & Rising Energy Costs

- Worn roof, nearing end of its life
- Outdated boiler and heating system:
 - Inability to regulate temperature throughout the building
 - Excessive gas expense > \$10,000 / year
 - Frequent, costly maintenance cost (boiler, pumps, water leaks)
- Increasing environmental impact
 - Excessive, wasteful gas & electric consumption to heat unoccupied areas of the Temple
 - Old roof and worn insulation require more energy to keep desired temperature

The Challenge:

Aging Infrastructure & Rising Energy Costs



Leaking boiler, failing water pumps, burner, rusted coils. **Over \$5000** in repairs spent in the past 2 months alone!





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The Solution:

A Synergistic Approach... for Generations!





The Solution:

A Synergistic Approach... for Generations!

- A Sustainable Solution with Long-Term Savings
- **NET-ZERO energy efficiency through Solar:**
 - Solar energy will offset entire electric bill
 - Excess energy “sold” to Eversource, allowing positive cash flow from day 1
 - Savings on natural gas help offset operational deficit / costs
- **New Roof** will host solar panels, in addition to ground mount panels
- **Modern HVAC system:**
 - High-efficiency, lower energy consumption, improved comfort
 - Powered by Solar Power: clean energy, environmental responsibility
 - Fully zoned, WiFi-enabled, remotely-controlled heating & cooling of the entire building; operates in synergy with the recently installed A/C split units



Temple Bnai Israel

This is a Total Congregation Initiative!

- Everyone can contribute to our mutual journey and invest in our sustainable future as a Jewish community.
- This investment is a special donation for us to reduce our operating costs and be an environmentally responsible good neighbor.
- Our donation will be above and beyond what we each give to meet our yearly operating costs. Each donation is treasured as an act of commitment to our Jewish community, now and in the years to come.
- Let's invest in our "Holy Place" to sustain it for future generations!



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THANK YOU!



A Synergistic Capital Improvement Plan

Temple Bnai Israel - Solar Project		
Solar		
Total Project/Total Loan amount per EcoSmart proposal		254,175
Loan APR		5.50%
Loan Term	15 years	
Monthly loan cost - 15 years fixed rate 5.5%		2,076.82
Estimated new monthly electric bill per proposal, (Required Fees, etc.)		186.91
Total monthly payment due		2,263.74
Total annual cost Year 1 before Eversource incentives (\$2,263.74 times 12 months)		27,164.88
Annual amount from Eversource for excess energy production (Computer modeling estimates we will produce 147% of our expected energy consumption)		15,575.50
Net cost Year 1 (27,164.88 - 15,575.50)		11,589.38
Budgeted Electric Expense - FYE 2025		11,700.00
Recap Solar Project:		
Annual impact on electric expense line item is expected to be a wash		
At Year 2 we expect to receive \$74,252.5 from ITC Federal incentive program		
Years 16 - 20 annual savings possible of \$24,921.86 due to loan paid off at Year 15		